



DATE/TIME: 07/15/2020 1100

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-067937

Recording Requested By:  
Empire West Title Agency LLC

And When Recorded Mail To:  
Jacob Chrzanowski

Escrow No. 127568EW-AD

This area reserved for County  
Recorder

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, we,  
**Tanner Robert Milius and Rheanna Ruth Milius, husband and wife**  
do hereby convey to  
**Jacob Chrzanowski, and Cora Chrzanowski, husband and wife**

the following described property situated in the County of Pinal, State of Arizona:  
**Lot 743, PECAN CREEK SOUTH UNIT 3, according to the plat of record in the office of  
the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.**

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way,  
easements, and all other matters of record.

And we do warrant the title against all persons whomsoever, subject to the matters above set  
forth.

Dated: July 6, 2020

Tanner Robert Milius

Rheanna Ruth Milius

Dated July 6, 2020

Warranty Deed

Escrow No. 127568EW

STATE OF Texas  
County of Bekar )SS.

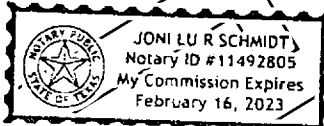
On Jul 07 2020, before me, the undersigned Notary Public, personally appeared **Tanner Robert Milius and Rheanna Ruth Milius**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

2/16/2023

Joni Lu R Schmidt  
Notary Public



**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED July 6, 2020, Wherein  
**Tanner Robert Milius and Rheanna Ruth Milius**  
as Grantors, convey to

**Jacob Chrzanowski and Cora Chrzanowski, husband and wife**  
not as tenants in common and not as joint tenants, but as community property with right of  
survivorship, the property legally described.  
Lot 743, PECAN CREEK SOUTH UNIT 3, according to the plat of record in the office of the  
County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to  
acquire said property as community property with right of survivorship, and not as joint tenants,  
and not as Tenants in Common.

Dated this July 6, 2020

Jacob Chrzanowski  
**Jacob Chrzanowski**

Cora Chrzanowski  
**Cora Chrzanowski**

STATE OF Arizona )  
County of Maricopa )SS.

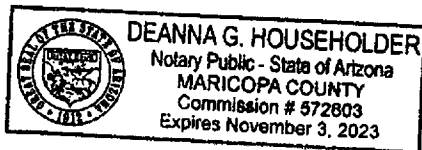
On July 9, 2020, before me, the undersigned Notary Public,  
personally appeared **Jacob Chrzanowski and Cora Chrzanowski, husband and wife**,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me  
that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their  
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

11/3/2023

Deanna G. Householder  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 109-31-745  
 BOOK MAP PARCEL SPLIT  
 LETTER  
 Does this sale include any parcels that are being split / divided?  
 Check one: Yes  No   
 How many parcels, other than the Primary Parcel, are included in this sale?  
 Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
 Tanner Robert Milius and Rheanna Ruth Milius  
 9650 Victoria Lane  
 Boerne, TX 78006

3. (a) BUYER'S NAME AND ADDRESS:  
 Jacob Chrzanowski and Cora Chrzanowski  
 953 South Deerfield Lane  
 Gilbert, AZ 85296

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
 976 East Kelsi Avenue  
 San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)  
 Jacob Chrzanowski and Cora Chrzanowski  
 976 East Kelsi Avenue  
 San Tan Valley, AZ 85140  
 (b) Next tax payment due 10/1/2020

6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)  
 a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:  
 a.  To be used as a primary residence.  
 b.  To be rented to someone other than a "family member."  
 c.  To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed d.  Contract or Agreement  
 b.  Special Warranty Deed e.  Quit Claim Deed  
 c.  Joint Tenancy Deed f.  Other:

10. SALE PRICE: \$280,500.00

11. DATE OF SALE (Numeric Digits): 7 / 2020  
 Month Year

12. DOWN PAYMENT: \$56,100.00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 b.  Barter or trade (1)  Conventional  
 c.  Assumption of existing loan(s) (2)  VA  
 (3)  FHA  
 d.  Seller Loan (Carryback) f.  Other financing; Specify: \_\_\_\_\_

14. PERSONAL PROPERTY (see reverse side for definition):  
 (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ \_\_\_\_\_ 00 AND \_\_\_\_\_  
 briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
 (a) Did the Sales Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
 If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
 Jacob Chrzanowski and Cora Chrzanowski  
 953 South Deerfield Lane  
 Gilbert, AZ 85296

18. LEGAL DESCRIPTION (attach copy if necessary)  
 Lot 743, PECAN CREEK SOUTH UNIT 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me this 10th day of July 2020  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date July 14, 2020  
 DOR FORM 82162 (02/2019)

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me this 7th day of July 2020  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 11/3/2023

